



# Town of Carlisle

MASSACHUSETTS 01741

Office of

## PLANNING BOARD

### MINUTES

August 8, 1988

Present: Ms. Sillers, Mr. Sherr, Mr. Davis, Mr. Foote, Ms. Chaput, Mr. Tobin

#### Minutes

On a motion by Mr. Foote seconded by Mr. Sherr, the Board accepted the minutes of the July 25, 1988 meeting as presented.

#### Administrative Planning Assistant Compensation

Ms. Sillers reported a conversation she had had with Sarah Andreassen, the Town Accountant, concerning the compensation for the Administrative Planning Assistant. After discussion, the Planning Board determined that the budget approved by the Finance Committee for FY88 included an amount which represented a 5% increase for the Administrative Planning Assistant for the entire fiscal year; and that the Finance Committee decided to fund that budget partly from unexpended fy88 funds in the warrant article for the planner appropriated at the 1987 Annual Town Meeting and partly from new appropriation and agreed that the Chairman should sign a new letter of contract with Ms. Olden reflecting these understandings and a note requesting Mrs. Andreassen to pay any balance due to Ms. Olden on previous bills. The Planning Board authorized payment of Ms. Olden's bill dated August 8, 1988, as presented.

#### Historical Commission Representative

On motion by Mr. Foote seconded by Mr. Sherr, Mr. Foote, Mr. Sherr, Mr. Tobin, Mr. Davis, and Ms. Chaput voted to recommend the appointment of Sylvia Sillers to the Historical Commission.

#### Master Plan

Ms. Olden reported that she has begun her review of the Master Plan materials, noting a change in the focus from the earlier to the later materials from infrastructure to environmental sensitivity. The Board members suggested that she consult with Sylvia Sillers and Harold Tincher. about any materials they still have. It was agreed that

the Housing subcommittee is waiting for Ms. Olden's report before proceeding.

#### Wallace, Floyd Associates

The Planning Board noted a letter from Wallace, Floyd, Associates with an offer to meet with the Board for a working session and an opportunity for the firm to make a presentation of their services and instructed Ms. Olden to reply that the Board appreciates their interest and is getting organized to take advantage of the offer.

#### Bylaw Review Committee Meeting

The Board responded to Ms. Olden's suggestion for a joint meeting with the Bylaw Review Committee to follow up on the previous joint meeting and to consider the zoning bylaw changes recommended by the MAPC Carlisle Groundwater Protection Study by instructing her to send the Bylaw Review Committee a memorandum with the suggestion.

#### Ice Pond Definitive Plan Public Hearing

At 8:35 p.m., Chairman Sillers called to order the public hearing on the amended Ice Pond Definitive Plan which was first presented on April 28, 1988, and was continued from July 25, 1988. After a brief discussion, the Applicant's representative said that the Applicant will not pursue this plan. On motion by Mr. Foote seconded by Mr. Tobin, the Planning Board voted unanimously that the plan does not meet the requirements as stated in the denial of the original plan. Chairman closed the public hearing at 8:45 p.m.

#### Ice Pond Special Permit

At 8:45 p.m., Chairman Sillers called to order the public hearing on the Petition of Charles Boiteau for a special permit to serve 4 lots at Ice Pond Road which was continued from July 25, 1988. The Petitioner's representative, Attorney Charles Corkin, requested permission to withdraw the Petition without prejudice. On motion made and duly seconded, the Planning Board voted unanimously to permit the Petitioner to withdraw the Petition. Chairman Sillers closed the public hearing at 8:47 p.m.

#### Preliminary Plan East Street Subdivision

On behalf of Mr. Boiteau, his attorney, Charles Corkin, presented for discussion a preliminary plan entitled "Preliminary Subdivision Plan, East Street Subdivision, Carlisle, Massachusetts, Owner & Developer Charles Boiteau, 282 Mill Road, Chelmsford, Mass.," dated July 28,

1988, by Westcott Site Services, 240A Elm Street, Davis Square, Somerville, Mass. He pointed out that the plan differed from the Ice Pond Subdivision plan in the following respects: the road is shifted away from the larger wetlands and the Kenneth Ernstoff house and it uses less wetland than the amount approved by the Conservation Commission, an amount under 5,000 square feet.

Mr. James Davis participated in the general discussion of the plan and submitted a letter to the Board from Kenneth Ernstoff with comments about the plan. Mr. Tobin commented that the trail easement is preferable to the one on the earlier plan. It was noted that there is no need for a Common Driveway with this plan and that all the house locations can be reached without crossing wetlands. Noting the unusual length of the road, members discussed with Attorney Corkin the possibility of opening the road through to Rutland Street. Mr. Corkin said he did not believe that the road could be built through to Rutland Street because of the land form.

Mr. Sherr commented that he is not in favor of the long road and that the plan in other respects is the best plan submitted so far, one he believes the Planning Board "can almost live with." Ms. Chaput said that this plan is a great improvement and that she was concerned about the impact of the earlier plan on wetlands. Mr. Foote said that this plan is the most attractive plan submitted for the site but that he is uncomfortable with the overall length of the roads. Mr. James Davis suggested to Attorney Corkin the possibility of tax benefits as a result of giving land to the state park. Mr. Foote commented that the plan shows maximal development of what little upland there is on the parcel. Mr. Stephen Davis commented that the plan requires a waiver of the deadend road length regulation. Ms. Chaput asked Attorney Corkin to suggest to the Applicant that the wetland will make the houses closer together than may be desirable for the impact on the land and on the neighborhood and also that the plan of lots will result in a neighborhood that is not in the scale of character of Carlisle. Mr. Conklin said he would convey the Board's sentiments and comments to Mr. Boiteau. The Board scheduled further consideration of the plan for August 22, 1988, at 8:15 p.m.

#### Ballantine Special Permit Public Hearing

At 9:50 p.m., Chairman Sillers called to order the public hearing, on the Petition of John Ballantine for an amendment to a Special Permit to include Lot 36-12.03A on an existing 3-lot common driveway as premises at North Road, continued from July 11, 1988. No one appeared for the Petitioner. Chairman Sillers continued the public hearing to September 12, 1988, at 9:00pm.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Elaine H. Olden, Administrative Planning Assistant